



Commission Members Present: Christopherson, Granlund, Obaid, Wolfgram, Davis, Helgeson, Johnson and Brandvold

Staff Members Present: Wittwer, Berg, Allen, Petrie

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Christopherson, Granlund, Obaid, Wolfgram, Davis, Helgeson, Johnson and Brandvold were present.
3. Open public comment period for items that do not appear on this agenda noted as public hearings.

Kayla Johnson, 244 Lake Street, spoke about the common good and impact development has on LGBTQ+ community in regards to agenda item number 8. She noted diversity and community interest regarding the development.

5. Consent Agenda
Commissioner Helgeson moved to approve the consent agenda. Commissioner Christopherson seconded, and the motion carried unanimously. Consent Agenda items included: meeting minutes of July 18, 2022; Final Plat Timber Bluff Phase III (P-7-22); Final Plat Timber Bluff Senior Condos (P-10-22); and Jeffers Park Easement.

6. Capital Improvement Plan
Allen introduced the Capital Improvement Plan (CIP) for 2023-2027. Berg discussed the Capital Improvement Plan goals and shared the projects throughout the plan, in particular those for 2023. The proposed CIP for 2023 is approximately \$43 million. He noted the projects overview of 2023 over the \$500,000 items. This agenda item will be reviewed by the Council later this year.

No one spoke to this agenda item.

Commissioner Helgeson moved to recommend approval of the CIP for 2023-2027.
Commissioner Obaid seconded and the motion carried unanimously.

7. Conditional Use Permit (CZ-2212) – Tower Expansion
Petrie explained the proposed conditional use permit for a tower expansion located on Mesa Ridge Drive. This is an existing tower and would allow for the expansion and adding antennas to the tower. He noted that evergreen screening should be added along White Oak Lane on the west side of the tower.

Alyssa Hauer with SMJ International spoke about the proposed tower and overall height will be approximately 91 feet tall. The existing tower will match the existing structure and need for the expansion to add more antennas.

Motion by Commissioner Christopherson to approve the conditional use permit with the staff conditions. Seconded by Commissioner Wolfgram and the motion carried unanimously.

8. Site Plan (SP-2218) – Commercial Building
Petrie noted a site plan for a commercial building located on Oakwood Mall Drive across from the mall. The proposed site plan shows a footprint of a 5,000 square foot office building with dual drive-thru. The concept shows 88 seats with a parking requirement of 74 parking stalls. This is over the 25% maximum parking requirements. The applicant also requests a wider driveway with three 12-foot lanes for a total of 36 feet wide. The property is zoned C-3 and is

approximately 1.7 acres in size. He noted that staff received ten emails, nine noting concerns or issues with the proposed development and one email supporting the development.

Wittwer noted modification of the existing stormwater detention pond to be changed with the development. He noted in 1985 that the standards have changed over the years and treatment will be improved with the reconstruction of the pond.

Jason Hill with Chick-Fil-A noted that the restaurant changed a lot over the past two years during COVID. He noted that dual drive-thru allows for flexibility and the operator would have the opportunity to close down one of the lanes during off peak.

Commissioner Johnson moved to approve the site plan with staff conditions. Commissioner Christopherson seconded and the motion carried 6-2 (Wolfgram and Brandvold voted nay).

9. Site Plan (SP-2219) – Apartment Buildings

Petrie presented a site plan for a multi-family apartment building located on Golf Road between London Road and Fairfax Street. This is a mixture of six 6-units and a 24-unit apartment building. The property is zoned R-3 and is approximately 5.02 acres in size.

Matt Appel with Advanced Engineering Concepts explained the stormwater pond is approximately one acre in size, and noted the commercial area to the east of this development.

Commissioner Helgeson moved to approve the site plan with staff conditions. Commissioner Wolfgram seconded and the motion carried unanimously.

10. Future Agenda Items and Announcements – Mr. Allen noted that the next meeting is August 15th.

11. The meeting adjourned at 8:23 p.m.



Zina Obaid, Secretary